

Application ref: 2023/3939/P  
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**Development Management**  
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NTA Planning LLP  
46 James Street  
London  
W1U 1EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Garages 1 to 16 Canfield Place**  
**London**  
**NW6 3BT**

Proposal:  
Details pursuant to condition 6a (Preliminary Risk Assessment) of planning permission 2017/1910/P dated 11/10/2021 for: (Demolition of 16 single storey garages (Sui Generis) and redevelopment of the site to provide 8 mews type residential dwellings (C3) comprising 3 x two storey properties and 5 x three storey properties with associated roof terraces)

Drawing Nos: Environmental Report Rev A (HESI dated July 2023), Remediation Strategy Report Rev B (HESI dated 21/06/2024)

The Council has considered your application and decided to grant permission.

Informative(s):

#### **1 Reasons for granting consent:**

Part A of Condition 6 of planning permission 2017/1910/P requires a written Preliminary Risk Assessment and scheme of investigation to be submitted. An environmental report and revised remediation report have been submitted which have been reviewed by the Council's Contaminated Land Officer. The details are considered sufficient to discharge part A of condition 6. Part B of the condition cannot be fully discharged until the remediation works are complete and a verification report is submitted detailing the implemented remediation works.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on neighbouring amenity.

As such, the proposed development is in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that conditions 3 (Detailed drawings / samples), 4 (glazed screens), 6b (remediation measures), 10 (PV) and 14 (piling method statement) of planning permission 2017/1910/P dated 11/10/2021 are still outstanding and require details to be submitted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer